HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2011

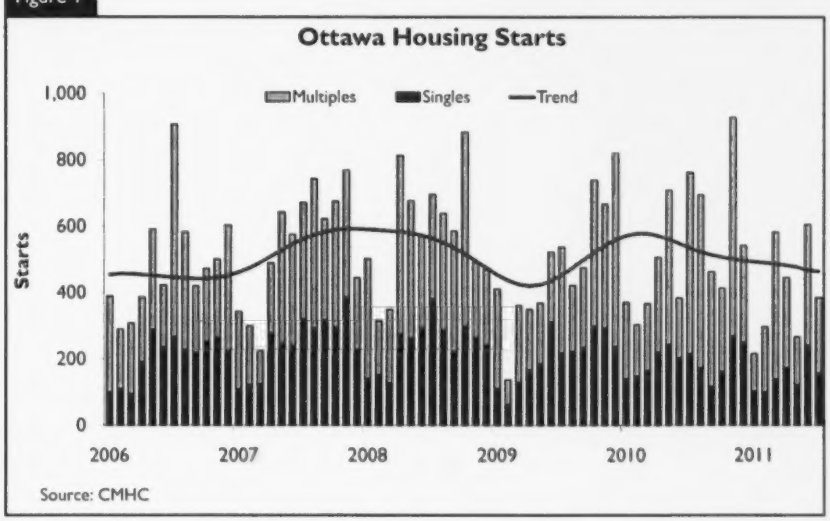
New Home Market

Ottawa Starts Moderate in July

According to the latest preliminary data released by Canada Mortgage and Housing Corporation (CMHC), total housing starts in the Ottawa Census Metropolitan Area (CMA) reached 385 units in July. Year-to-date starts are down 18 per cent for the first six months of this year compared to the same period one year ago.

In July, building activity slowed across all housing types, with the more volatile higher- density dwellings showing the largest decline from a year ago. Worthy of note is that all apartment units started this past month were intended for social housing. A moderating resale

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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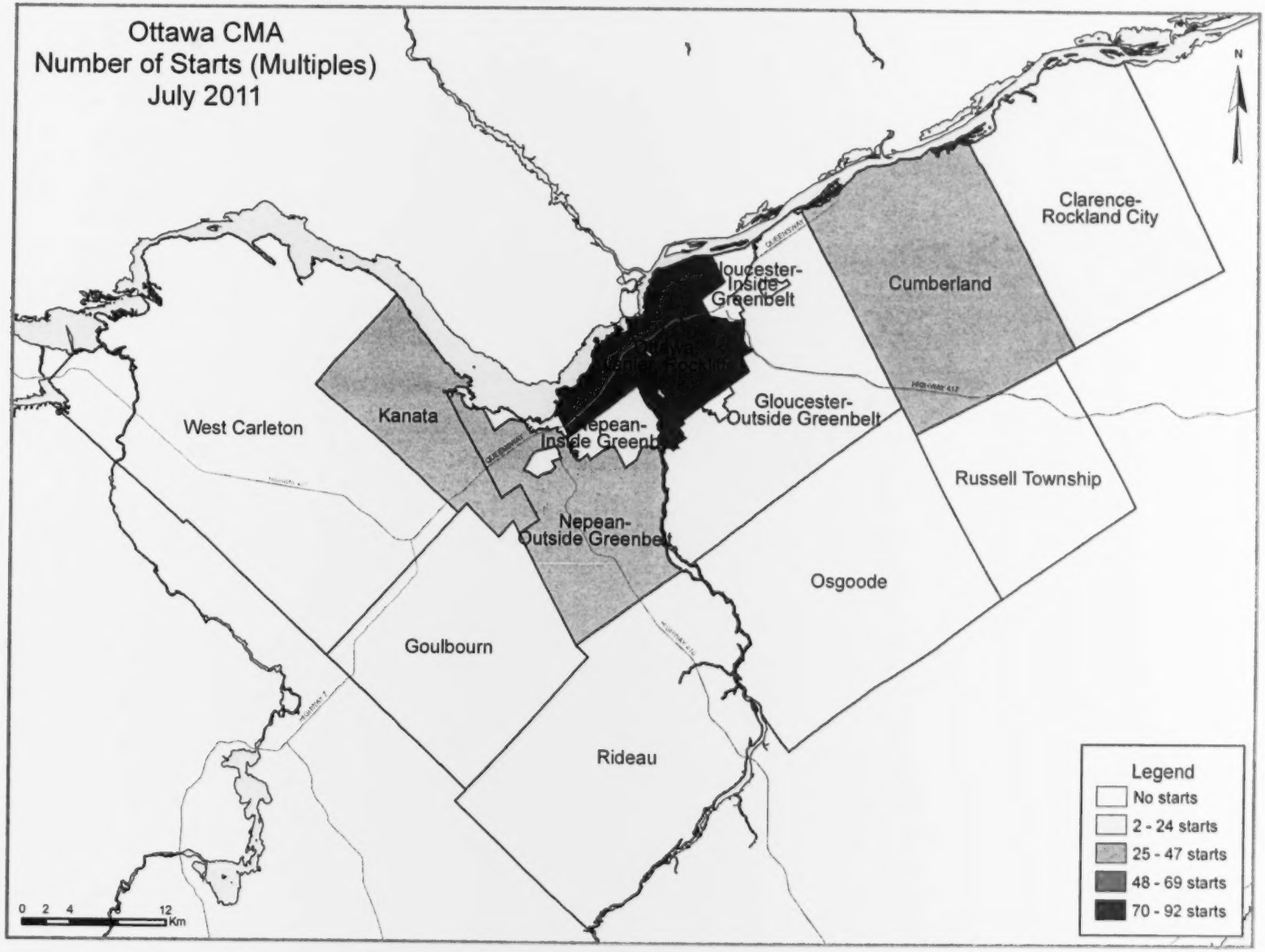
housing market, the effects of tighter mortgage rules and emerging global uncertainties have combined to temper demand for new homes in Ottawa. Although apartment starts posted a decline this month when compared to a year ago, they are expected to follow a solid trend that remains in line with underlying demographic fundamentals.

Almost thirty per cent of total construction activity took place in Ottawa's core, driven mostly by a new social housing complex of 70 units. The only urban area registering growth in July was Cumberland with a mix of row houses and single-detached homes.

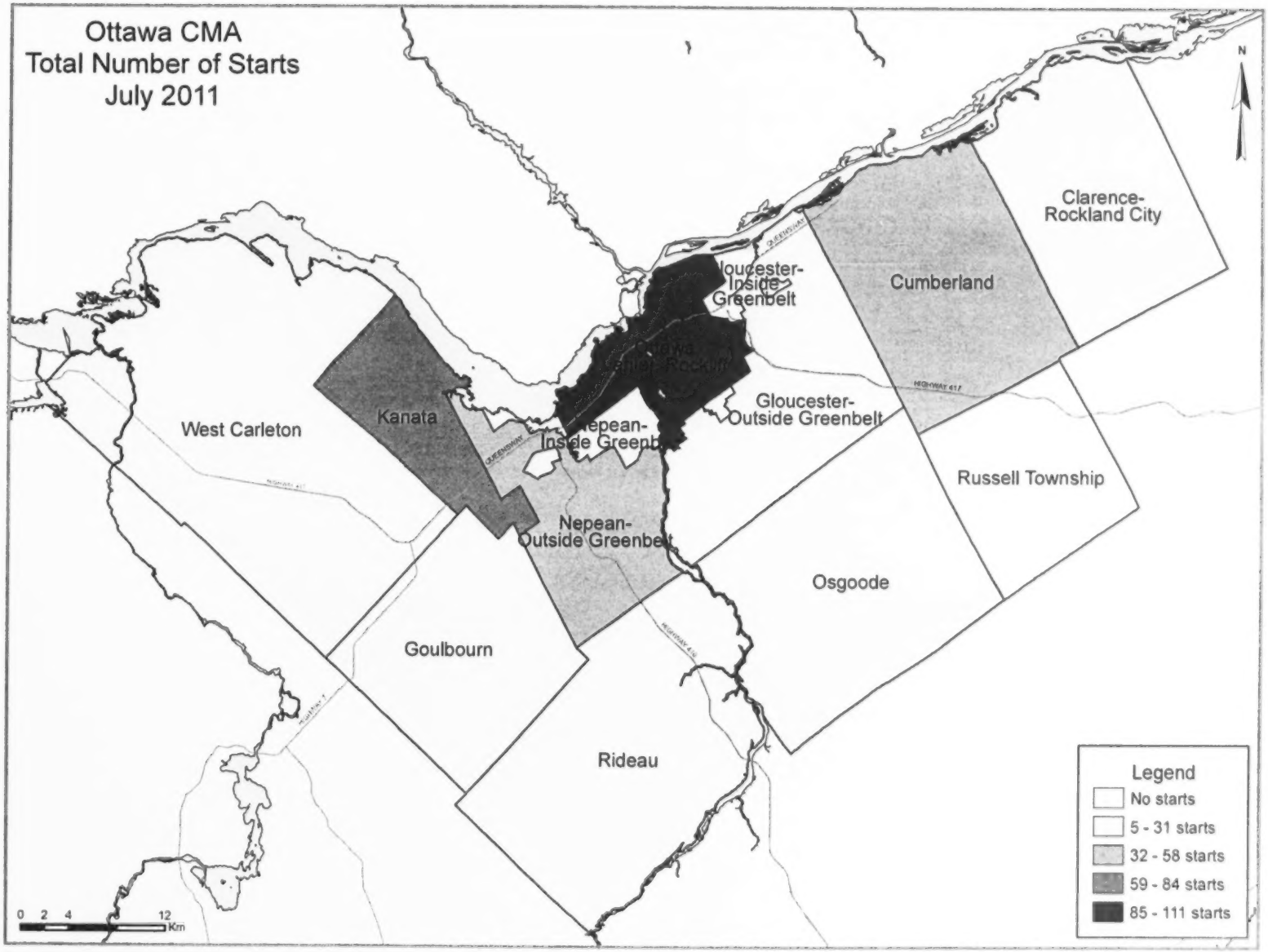
As well, Ottawa's more affordable outlying areas, especially Clarence-Rockland and West Carleton, attracted a growing share of new single-detached home starts. Finally, almost all new townhome buyers in July will soon call the suburban neighbourhoods of Cumberland, Kanata and Nepean (outside of the Greenbelt) their home.

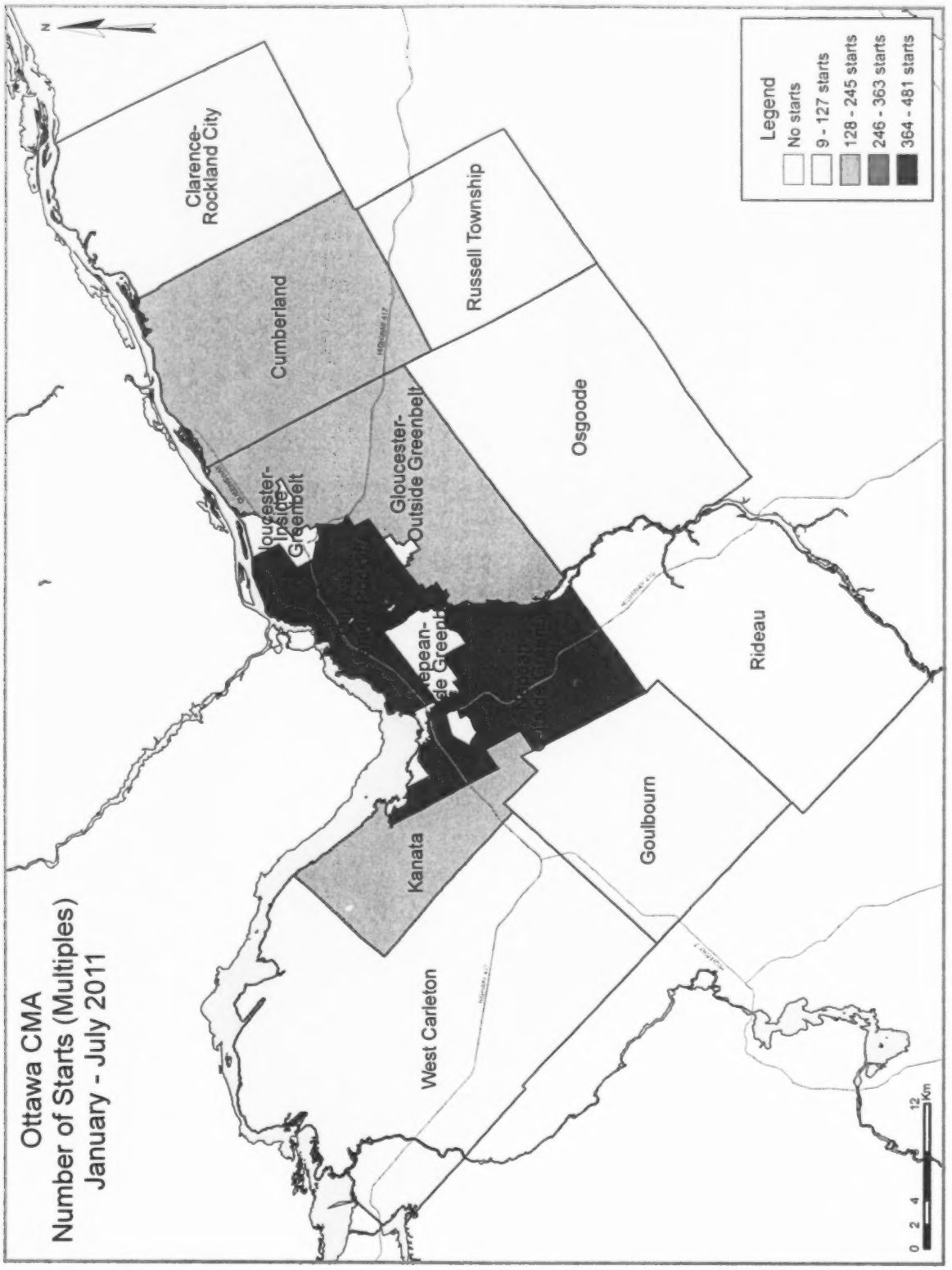
Residential construction activity for most regions so far in 2011 continued to trail behind last year's pace, with the sole exception of downtown Ottawa, due to a warm early start of the year. Single-detached home starts remained flat or slightly behind last year only in Ottawa's core, Nepean and Cumberland; while declining in all the other submarkets.

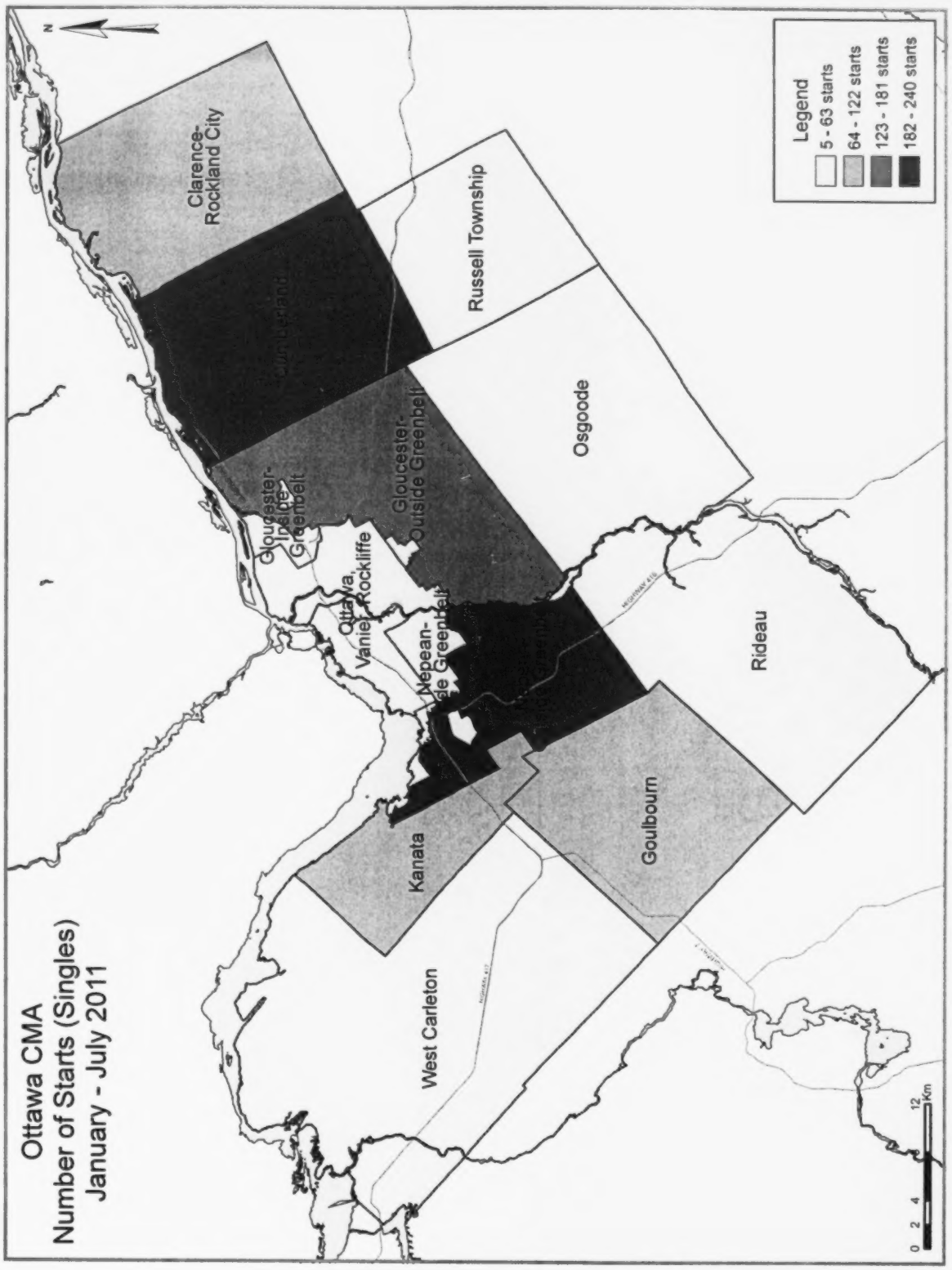
New semi-detached home starts were mainly concentrated in the Old City of Ottawa, Nepean and Gloucester. The Gloucester area was alone among the major row house markets to grow its popularity, while activity in Nepean, Kanata and Cumberland remained largely subdued. Lastly, overall apartment starts lagged below pace mainly due to lower activity in Nepean.


Ottawa CMA
Number of Starts (Multiples)
July 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenb
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
No starts
2 - 24 starts
25 - 47 starts
48 - 69 starts
70 - 92 starts

Ottawa CMA
Number of Starts (Singles)
July 2011
N
West Carleton
Kanata
Nepean-
ge Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
5 - 9 starts
10 - 14 starts
15 - 19 starts
20 - 24 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
July 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2 4 12
Km
Legend
No starts
5 - 31 starts
32 - 58 starts
59 - 84 starts
85 - 111 starts


Ottawa CMA
Number of Starts (Multiples)
January - July 2011
Legend
No starts
9 - 127 starts
128 - 245 starts
246 - 363 starts
364 - 481 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - July 2011
Legend
5 - 63 starts
64 - 122 starts
123 - 181 starts
182 - 240 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-
0 2 4 12 Km

Ottawa CMA
Total Number of Starts
January - July 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
Legend
17 - 177 starts
178 - 337 starts
338 - 497 starts
498 - 658 starts
0 2 4 12
Km

HOUSING NOW REPORT TABLES

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2011	155	40	120	0	0	0	0	70	385
July 2010	214	44	211	0	0	294	0	0	763
% Change	-27.6	-9.1	-43.1	n/a	n/a	-100.0	n/a	n/a	-49.5
Year-to-date 2011	1,030	196	974	0	0	514	1	79	2,799
Year-to-date 2010	1,334	206	1,175	0	16	642	9	22	3,404
% Change	-22.8	-4.9	-17.1	n/a	-100.0	-19.9	-88.9	**	-17.8
UNDER CONSTRUCTION									
July 2011	940	190	1,199	0	0	1,570	9	360	4,268
July 2010	1,289	202	1,647	0	16	1,933	0	193	5,280
% Change	-27.1	-5.9	-27.2	n/a	-100.0	-18.8	n/a	86.5	-19.2
COMPLETIONS									
July 2011	246	42	174	0	3	369	0	0	834
July 2010	315	74	216	0	0	40	2	3	650
% Change	-21.9	-43.2	-19.4	n/a	n/a	**	-100.0	-100.0	28.3
Year-to-date 2011	1,261	196	1,166	0	19	955	5	77	3,679
Year-to-date 2010	1,667	208	1,029	0	18	622	45	26	3,615
% Change	-24.4	-5.8	13.3	n/a	5.6	53.5	-88.9	196.2	1.8
COMPLETED & NOT ABSORBED									
July 2011	43	32	79	0	2	136	4	58	354
July 2010	15	6	118	0	1	128	1	62	331
% Change	186.7	**	-33.1	n/a	100.0	6.3	**	-6.5	6.9
ABSORBED									
July 2011	243	39	189	0	10	370	0	0	851
July 2010	316	81	198	0	0	54	4	3	656
% Change	-23.1	-51.9	-4.5	n/a	n/a	**	-100.0	-100.0	29.7
Year-to-date 2011	1,248	188	1,176	0	26	948	2	59	3,647
Year-to-date 2010	1,672	216	1,016	0	18	642	30	47	3,641
% Change	-25.4	-13.0	15.7	n/a	44.4	47.7	-93.3	25.5	0.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
July 2011	93	6	10	0	0	1,530	0	597	2,236
July 2010	87	4	28	0	0	824	0	72	1,015
York Region									
July 2011	480	50	27	0	99	714	0	0	1,370
July 2010	376	22	28	0	53	0	0	0	479
Peel Region									
July 2011	285	54	40	0	12	0	0	0	391
July 2010	218	68	71	0	109	22	0	0	488
Halton Region									
July 2011	177	2	32	0	12	0	0	0	223
July 2010	132	24	34	0	0	0	0	0	190
Durham Region									
July 2011	194	2	47	0	7	0	0	0	250
July 2010	143	4	133	0	0	0	0	0	280
Toronto CMA									
July 2011	1,045	114	122	4	111	2,244	0	597	4,237
July 2010	870	112	212	4	162	846	0	72	2,278
Oshawa CMA									
July 2011	162	0	34	0	7	0	0	0	203
July 2010	118	2	78	0	0	0	0	0	198
Greater Toronto Area									
July 2011	1,229	114	156	0	130	2,244	0	597	4,470
July 2010	956	122	294	0	162	846	0	72	2,452

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
July 2011	993	214	1,286	0	109	26,889	20	3,128	32,639
July 2010	1,040	78	630	0	124	26,357	14	2,597	30,869
York Region									
July 2011	2,775	384	582	0	298	2,439	8	84	6,570
July 2010	2,392	314	854	0	309	1,922	0	0	5,791
Peel Region									
July 2011	2,391	656	390	27	563	3,379	8	0	7,414
July 2010	1,566	440	438	26	454	3,669	8	226	6,827
Halton Region									
July 2011	1,070	86	526	0	258	1,177	0	337	3,454
July 2010	973	154	357	0	171	630	0	182	2,467
Durham Region									
July 2011	1,219	70	310	0	138	241	0	28	2,006
July 2010	1,268	84	492	0	59	18	0	50	1,971
Toronto CMA									
July 2011	7,566	1,440	2,922	41	1,217	33,809	36	3,292	50,323
July 2010	6,600	982	2,685	52	1,039	32,293	22	2,853	46,555
Oshawa CMA									
July 2011	898	14	151	0	117	6	0	28	1,214
July 2010	823	4	166	0	55	18	0	50	1,116
Greater Toronto Area									
July 2011	8,448	1,410	3,094	27	1,366	34,125	36	3,577	52,083
July 2010	7,239	1,070	2,771	26	1,117	32,596	22	3,055	47,925

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
July 2011	76	10	26	0	12	772	0	236	1,132
July 2010	54	8	78	0	0	1,231	0	0	1,371
York Region									
July 2011	372	96	15	0	11	0	0	0	494
July 2010	523	88	162	0	97	1,278	0	0	2,148
Peel Region									
July 2011	267	84	64	0	36	47	0	0	498
July 2010	126	78	30	0	37	72	0	0	343
Halton Region									
July 2011	97	6	64	0	57	56	0	0	280
July 2010	129	94	84	0	49	0	0	0	356
Durham Region									
July 2011	162	10	12	0	0	0	0	26	210
July 2010	239	0	47	0	22	0	0	0	308
Toronto CMA									
July 2011	835	198	137	2	108	875	0	236	2,391
July 2010	951	258	390	13	142	2,581	0	0	4,335
Oshawa CMA									
July 2011	149	10	6	0	0	0	0	26	191
July 2010	158	0	11	0	22	0	0	0	191
Greater Toronto Area									
July 2011	974	206	181	0	116	875	0	262	2,614
July 2010	1,071	268	401	0	205	2,581	0	0	4,526

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
July 2011	35	10	16	0	12	475	11	191	750
July 2010	46	11	25	0	16	861	11	318	1,288
York Region									
July 2011	12	0	26	0	0	116	2	0	156
July 2010	5	6	11	0	11	45	0	0	78
Peel Region									
July 2011	39	15	5	0	5	63	0	197	324
July 2010	259	11	4	2	14	21	0	197	508
Halton Region									
July 2011	11	0	8	0	3	0	0	0	22
July 2010	25	9	10	0	5	11	0	0	60
Durham Region									
July 2011	9	0	3	0	1	10	0	0	23
July 2010	15	0	11	0	5	16	0	0	47
Toronto CMA									
July 2011	99	25	55	0	17	659	13	388	1,256
July 2010	334	28	54	2	41	950	11	515	1,935
Oshawa CMA									
July 2011	8	0	3	0	1	10	0	0	22
July 2010	10	0	2	0	5	16	0	0	33
Greater Toronto Area									
July 2011	106	25	58	0	21	664	13	388	1,275
July 2010	350	37	61	2	51	954	11	515	1,981

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
July 2011	74	7	24	0	0	861	0	2	968
July 2010	63	12	79	0	0	1,183	0	0	1,337
York Region									
July 2011	373	96	10	0	13	25	0	0	517
July 2010	524	88	164	0	97	1,257	0	0	2,130
Peel Region									
July 2011	258	72	64	0	37	47	0	0	478
July 2010	172	77	29	5	33	73	0	0	389
Halton Region									
July 2011	97	6	64	0	57	56	0	58	338
July 2010	138	92	90	0	49	0	0	0	369
Durham Region									
July 2011	165	10	12	0	0	0	0	2	189
July 2010	240	0	38	0	24	8	0	0	310
Toronto CMA									
July 2011	826	183	130	3	99	989	0	2	2,232
July 2010	1,017	263	389	19	138	2,513	0	0	4,339
Oshawa CMA									
July 2011	152	10	6	0	0	0	0	2	170
July 2010	160	0	11	0	24	8	0	0	203
Greater Toronto Area									
July 2011	967	191	174	0	107	989	0	62	2,490
July 2010	1,137	269	400	5	203	2,521	0	0	4,535

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	% Change
Hamilton CMA	136	181	0	18	65	47	16	0	217	246	-11.8
City of Hamilton	80	116	0	10	53	40	16	0	149	166	-10.2
Former Hamilton City	16	18	0	0	10	17	16	0	42	35	20.0
Stoney Creek City	7	18	0	4	7	16	0	0	14	38	-63.2
Ancaster City	20	27	0	0	0	0	0	0	20	27	-25.9
Dundas Town	0	4	0	0	0	0	0	0	0	4	-100.0
Flamborough	3	5	0	6	20	0	0	0	23	11	109.1
Glanbrook	34	44	0	0	16	7	0	0	50	51	-2.0
City of Burlington	46	42	0	8	12	7	0	0	58	57	1.8
Grimsby	10	23	0	0	0	0	0	0	10	23	-56.5
Brantford CMA	22	27	0	0	0	13	0	0	22	40	-45.0
Brant County	13	n/a	0	n/a	0	n/a	0	n/a	13	n/a	n/a
Brantford City	9	20	0	0	0	13	0	0	9	33	-72.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	767	981	6	164	257	512	162	379	1,192	2,036	-41.5
City of Hamilton	502	684	2	42	241	447	87	195	832	1368	-39.2
Former Hamilton City	111	151	0	6	32	61	87	195	230	413	-44.3
Stoney Creek City	60	94	2	8	38	34	0	0	100	136	-26.5
Ancaster City	97	152	0	2	31	110	0	0	128	264	-51.5
Dundas Town	5	22	0	0	0	8	0	0	5	30	-83.3
Flamborough	31	105	0	26	34	163	0	0	65	294	-77.9
Glanbrook	198	160	0	0	106	71	0	0	304	231	31.6
City of Burlington	199	198	4	122	16	65	75	184	294	569	-48.3
Grimsby	66	99	0	0	0	0	0	0	66	99	-33.3
Brantford CMA	124	149	4	6	49	92	0	71	177	318	-44.3
Brant County	40	n/a	0	n/a	0	n/a	0	n/a	40	n/a	n/a
Brantford City	84	112	4	6	49	92	0	71	137	281	-51.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Hamilton CMA	65	47	0	0	0	0	16	0
City of Hamilton	53	40	0	0	0	0	16	0
Former Hamilton City	10	17	0	0	0	0	16	0
Stoney Creek City	7	16	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	20	0	0	0	0	0	0	0
Glanbrook	16	7	0	0	0	0	0	0
City of Burlington	12	7	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	0	13	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	13	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	257	512	0	0	75	184	87	195
City of Hamilton	241	447	0	0	0	0	87	195
Former Hamilton City	32	61	0	0	0	0	87	195
Stoney Creek City	38	34	0	0	0	0	0	0
Ancaster City	31	110	0	0	0	0	0	0
Dundas Town	0	8	0	0	0	0	0	0
Flamborough	34	163	0	0	0	0	0	0
Glanbrook	106	71	0	0	0	0	0	0
City of Burlington	16	65	0	0	75	184	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	49	92	0	0	0	5	0	66
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	49	92	0	0	0	5	0	66

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Hamilton CMA	183	246	18	0	16	0	217	246
City of Hamilton	127	166	6	0	16	0	149	166
Former Hamilton City	26	35	0	0	16	0	42	35
Stoney Creek City	14	38	0	0	0	0	14	38
Ancaster City	18	27	2	0	0	0	20	27
Dundas Town	0	4	0	0	0	0	0	4
Flamborough	23	11	0	0	0	0	23	11
Glanbrook	46	51	4	0	0	0	50	51
City of Burlington	46	57	12	0	0	0	58	57
Grimsby	10	23	0	0	0	0	10	23
Brantford CMA	22	35	0	5	0	0	22	40
Brant County	13	n/a	0	n/a	0	n/a	13	n/a
Brantford City	9	28	0	5	0	0	9	33

Table 2.5: Starts by Submarket and by Intended Market
January - July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	958	1,504	147	337	87	195	1,192	2,036
City of Hamilton	693	1,066	52	107	87	195	832	1,368
Former Hamilton City	135	209	8	9	87	195	230	413
Stoney Creek City	100	136	0	0	0	0	100	136
Ancaster City	123	234	5	30	0	0	128	264
Dundas Town	5	18	0	12	0	0	5	30
Flamborough	65	294	0	0	0	0	65	294
Glanbrook	265	175	39	56	0	0	304	231
City of Burlington	203	339	91	230	0	0	294	569
Grimsby	62	99	4	0	0	0	66	99
Brantford CMA	158	211	19	41	0	66	177	318
Brant County	40	n/a	0	n/a	0	n/a	40	n/a
Brantford City	118	174	19	41	0	66	137	281

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	% Change
Hamilton CMA	144	150	4	16	102	102	0	0	250	268	-6.7
City of Hamilton	109	110	0	0	54	59	0	0	163	169	-3.6
Former Hamilton City	28	31	0	0	30	0	0	0	58	31	87.1
Stoney Creek City	16	10	0	0	5	0	0	0	21	10	110.0
Ancaster City	23	32	0	0	7	26	0	0	30	58	-48.3
Dundas Town	4	4	0	0	0	7	0	0	4	11	-63.6
Flamborough	11	11	0	0	12	16	0	0	23	27	-14.8
Glanbrook	27	22	0	0	0	10	0	0	27	32	-15.6
City of Burlington	25	18	4	16	48	43	0	0	77	77	0.0
Grimsby	10	22	0	0	0	0	0	0	10	22	-54.5
Brantford CMA	22	18	0	0	13	15	0	0	35	33	6.1
Brant County	0	n/a	0	n/a	9	n/a	0	n/a	9	n/a	n/a
Brantford City	22	17	0	0	4	9	0	0	26	26	0.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	864	769	78	134	417	551	63	357	1422	1811	-21.5
City of Hamilton	654	549	26	16	313	412	63	51	1056	1028	2.7
Former Hamilton City	117	174	0	2	54	42	63	51	234	269	-13.0
Stoney Creek City	105	76	12	2	83	75	0	0	200	153	30.7
Ancaster City	250	136	0	10	26	89	0	0	276	235	17.4
Dundas Town	21	23	0	0	0	25	0	0	21	48	-56.3
Flamborough	58	44	14	2	92	20	0	0	164	66	148.5
Glanbrook	103	95	0	0	58	161	0	0	161	256	-37.1
City of Burlington	157	134	52	118	70	93	0	306	279	651	-57.1
Grimsby	53	86	0	0	34	46	0	0	87	132	-34.1
Brantford CMA	152	120	4	2	49	56	0	0	205	178	15.2
Brant County	42	n/a	0	n/a	12	n/a	0	n/a	54	n/a	n/a
Brantford City	110	79	4	2	37	50	0	0	151	131	15.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Hamilton CMA	102	102	0	0	0	0	0	0
City of Hamilton	54	59	0	0	0	0	0	0
Former Hamilton City	30	0	0	0	0	0	0	0
Stoney Creek City	5	0	0	0	0	0	0	0
Ancaster City	7	26	0	0	0	0	0	0
Dundas Town	0	7	0	0	0	0	0	0
Flamborough	12	16	0	0	0	0	0	0
Glanbrook	0	10	0	0	0	0	0	0
City of Burlington	48	43	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	13	15	0	0	0	0	0	0
Brant County	9	n/a	0	n/a	0	n/a	0	n/a
Brantford City	4	9	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	417	551	0	0	0	275	63	82
City of Hamilton	313	412	0	0	0	51	63	0
Former Hamilton City	54	42	0	0	0	51	63	0
Stoney Creek City	83	75	0	0	0	0	0	0
Ancaster City	26	89	0	0	0	0	0	0
Dundas Town	0	25	0	0	0	0	0	0
Flamborough	92	20	0	0	0	0	0	0
Glanbrook	58	161	0	0	0	0	0	0
City of Burlington	70	93	0	0	0	224	0	82
Grimsby	34	46	0	0	0	0	0	0
Brantford CMA	37	56	12	0	0	0	0	0
Brant County	12	n/a	0	n/a	0	n/a	0	n/a
Brantford City	25	50	12	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2011

Submarket	Freehold		Condominium		Rental		Total*	
	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010	July 2011	July 2010
Toronto City	112	140	784	1,231	236	0	1,132	1,371
Toronto	18	53	326	1,129	192	0	536	1,182
East York	6	22	0	0	44	0	50	22
Etobicoke	9	10	0	0	0	0	9	10
North York	44	24	446	102	0	0	490	126
Scarborough	33	30	12	0	0	0	45	30
York	2	1	0	0	0	0	2	1
York Region	483	773	11	1,375	0	0	494	2,148
Aurora	7	59	0	0	0	0	7	59
East Gwillimbury	4	17	0	0	0	0	4	17
Georgina Township	6	21	0	0	0	0	6	21
King Township	18	0	0	0	0	0	18	0
Markham	85	24	0	822	0	0	85	846
Newmarket	10	70	0	0	0	0	10	70
Richmond Hill	85	184	7	468	0	0	92	652
Vaughan	228	319	4	0	0	0	232	319
Whitchurch-Stouffville	40	79	0	85	0	0	40	164
Peel Region	415	234	83	109	0	0	498	343
Brampton	340	113	12	72	0	0	352	185
Caledon	38	56	0	0	0	0	38	56
Mississauga	37	65	71	37	0	0	108	102
Halton Region	167	307	113	49	0	0	280	356
Burlington	67	34	10	43	0	0	77	77
Halton Hills	5	8	0	0	0	0	5	8
Milton	60	236	56	0	0	0	116	236
Oakville	35	29	47	6	0	0	82	35
Durham Region	184	286	0	22	26	0	210	308
Ajax	7	107	0	0	0	0	7	107
Brock	0	1	0	0	0	0	0	1
Clarington	49	47	0	0	0	0	49	47
Oshawa	57	61	0	22	26	0	83	83
Pickering	9	4	0	0	0	0	9	4
Scugog	1	0	0	0	0	0	1	0
Uxbridge	2	5	0	0	0	0	2	5
Whitby	59	61	0	0	0	0	59	61
Remainder of Toronto CMA	42	63	4	15	0	0	46	78
Bradford West Gwillimbury	36	20	0	0	0	0	36	20
Town of Mono	0	5	2	4	0	0	2	9
New Tecumseth	3	23	2	11	0	0	5	34
Orangeville	3	15	0	0	0	0	3	15
Toronto CMA	1,170	1,599	985	2,736	236	0	2,391	4,335
Oshawa CMA	165	169	0	22	26	0	191	191
Greater Toronto Area (GTA)	1,361	1,740	991	2,786	262	0	2,614	4,526

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
July 2011	5	6.8	1	1.4	0	0.0	7	9.5	61	82.4	74	1,176,500	1,570,465
July 2010	3	4.8	0	0.0	3	4.8	12	19.0	45	71.4	63	1,050,000	1,224,802
Year-to-date 2011	50	11.3	8	1.8	7	1.6	77	17.5	299	67.8	441	1,079,000	1,263,237
Year-to-date 2010	17	3.7	10	2.2	41	8.9	82	17.7	312	67.5	462	910,000	1,181,463
Toronto													
July 2011	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	1,347,000	2,230,988
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2011	1	1.4	0	0.0	0	0.0	8	10.8	65	87.8	74	1,387,000	1,825,532
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	5.0	38	95.0	40	1,200,000	1,429,246
East York													
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	1	4.2	2	8.3	21	87.5	24	1,192,000	1,167,563
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	1,024,500	1,094,717
Etobicoke													
July 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
July 2010	2	18.2	0	0.0	0	0.0	2	18.2	7	63.6	11	1,050,000	1,410,591
Year-to-date 2011	0	0.0	0	0.0	0	0.0	13	25.5	38	74.5	51	1,450,900	1,433,505
Year-to-date 2010	2	3.3	0	0.0	0	0.0	6	9.8	53	86.9	61	1,329,900	1,495,434
North York													
July 2011	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	1,315,900	1,717,123
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	1,279,000	1,427,914
Year-to-date 2011	2	1.1	0	0.0	1	0.6	10	5.7	162	92.6	175	1,250,500	1,461,647
Year-to-date 2010	1	0.5	0	0.0	2	1.0	10	4.8	196	93.8	209	1,289,000	1,465,287
Scarborough													
July 2011	5	62.5	1	12.5	0	0.0	1	12.5	1	12.5	8	--	--
July 2010	1	7.1	0	0.0	3	21.4	10	71.4	0	0.0	14	506,990	499,049
Year-to-date 2011	47	44.3	8	7.5	5	4.7	37	34.9	9	8.5	106	446,945	520,747
Year-to-date 2010	13	10.3	10	7.9	39	31.0	59	46.8	5	4.0	126	500,945	519,943
York													
July 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	63.6	4	36.4	11	689,500	898,205
Year-to-date 2010	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
July 2011	11	2.9	25	6.7	50	13.4	223	59.8	64	17.2	373	594,990	655,797
July 2010	39	7.4	73	13.9	74	14.1	303	57.8	35	6.7	524	540,445	554,642
Year-to-date 2011	93	4.1	177	7.9	232	10.3	1,444	64.1	307	13.6	2,253	589,990	624,588
Year-to-date 2010	281	9.1	513	16.5	416	13.4	1,695	54.7	196	6.3	3,101	541,990	555,398
Aurora													
July 2011	1	11.1	1	11.1	0	0.0	0	0.0	7	77.8	9	--	--
July 2010	1	2.0	1	2.0	8	15.7	35	68.6	6	11.8	51	577,990	625,624
Year-to-date 2011	1	1.1	3	3.2	5	5.3	63	66.3	23	24.2	95	614,900	699,715
Year-to-date 2010	1	0.6	13	7.7	27	16.1	96	57.1	31	18.5	168	568,990	635,844
East Gwillimbury													
July 2011	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
July 2010	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	5	12.8	14	35.9	8	20.5	11	28.2	1	2.6	39	454,990	485,551
Year-to-date 2010	17	60.7	9	32.1	0	0.0	0	0.0	2	7.1	28	399,990	437,656
Georgina Township													
July 2011	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
July 2010	18	85.7	0	0.0	0	0.0	0	0.0	3	14.3	21	284,990	412,181
Year-to-date 2011	38	76.0	3	6.0	1	2.0	3	6.0	5	10.0	50	326,990	398,149
Year-to-date 2010	36	78.3	0	0.0	1	2.2	4	8.7	5	10.9	46	298,990	419,317
King Township													
July 2011	0	0.0	0	0.0	0	0.0	4	22.2	14	77.8	18	781,490	793,712
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	11	11.6	2	2.1	11	11.6	40	42.1	31	32.6	95	718,990	660,190
Year-to-date 2010	8	20.5	18	46.2	5	12.8	6	15.4	2	5.1	39	422,990	490,043
Markham													
July 2011	0	0.0	7	8.9	40	50.6	32	40.5	0	0.0	79	484,990	524,408
July 2010	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
Year-to-date 2011	6	1.7	33	9.6	84	24.4	186	54.1	35	10.2	344	561,990	592,778
Year-to-date 2010	7	1.7	50	12.2	79	19.3	260	63.4	14	3.4	410	542,945	556,839
Newmarket													
July 2011	0	0.0	2	18.2	1	9.1	8	72.7	0	0.0	11	538,900	527,363
July 2010	1	20.0	2	40.0	0	0.0	2	40.0	0	0.0	5	--	--
Year-to-date 2011	8	9.0	31	34.8	9	10.1	40	44.9	1	1.1	89	479,900	498,410
Year-to-date 2010	58	31.7	56	30.6	30	16.4	37	20.2	2	1.1	183	434,900	451,128
Richmond Hill													
July 2011	0	0.0	1	1.3	2	2.5	70	87.5	7	8.8	80	640,490	633,817
July 2010	8	5.0	9	5.6	25	15.5	102	63.4	17	10.6	161	540,990	582,550
Year-to-date 2011	1	0.2	34	7.7	21	4.7	334	75.2	54	12.2	444	635,900	651,343
Year-to-date 2010	38	9.0	78	18.4	42	9.9	234	55.3	31	7.3	423	529,990	554,202
Vaughan													
July 2011	0	0.0	10	7.2	5	3.6	87	63.0	36	26.1	138	601,990	751,044
July 2010	0	0.0	41	18.2	26	11.6	149	66.2	9	4.0	225	559,900	558,170
Year-to-date 2011	1	0.1	29	3.3	45	5.1	655	74.4	150	17.0	880	614,400	667,359
Year-to-date 2010	17	1.2	162	11.1	148	10.2	1,025	70.4	105	7.2	1,457	588,990	595,486
Whitchurch-Stouffville													
July 2011	4	13.3	4	13.3	1	3.3	21	70.0	0	0.0	30	556,490	535,778
July 2010	6	11.8	20	39.2	15	29.4	10	19.6	0	0.0	51	449,990	461,575
Year-to-date 2011	22	10.1	28	12.9	48	22.1	112	51.6	7	3.2	217	508,990	527,257
Year-to-date 2010	99	28.5	127	36.6	84	24.2	33	9.5	4	1.2	347	425,990	437,757

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2011

Submarket	July 2011	July 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	1,570,465	1,224,802	28.2	1,263,237	1,181,463	6.9
Toronto	2,230,988	--	n/a	1,825,532	1,429,246	27.7
East York	--	--	n/a	1,167,563	1,094,717	6.7
Etobicoke	--	1,410,591	n/a	1,433,505	1,495,434	-4.1
North York	1,717,123	1,427,914	20.3	1,461,647	1,465,287	-0.2
Scarborough	--	499,049	n/a	520,747	519,943	0.2
York	--	--	n/a	898,205	--	n/a
York Region	655,797	554,642	18.2	624,588	555,398	12.5
Aurora	--	625,624	n/a	699,715	635,844	10.0
East Gwillimbury	--	--	n/a	485,551	437,656	10.9
Georgina Township	--	412,181	n/a	398,149	419,317	-5.0
King Township	793,712	--	n/a	660,190	490,043	34.7
Markham	524,408	--	n/a	592,778	556,839	6.5
Newmarket	527,363	--	n/a	498,410	451,128	10.5
Richmond Hill	633,817	582,550	8.8	651,343	554,202	17.5
Vaughan	751,044	558,170	34.6	667,359	595,486	12.1
Whitchurch-Stouffville	535,778	461,575	16.1	527,257	437,757	20.4
Peel Region	570,617	512,426	11.4	563,986	550,793	2.4
Brampton	528,157	481,936	9.6	520,533	469,601	10.8
Caledon	729,867	571,363	27.7	611,434	570,285	7.2
Mississauga	784,478	567,018	38.4	912,503	803,373	13.6
Halton Region	1,234,548	588,162	109.9	809,117	551,604	46.7
Burlington	851,352	482,270	76.5	841,145	578,485	45.4
Halton Hills	--	--	n/a	1,071,503	699,120	53.3
Milton	479,324	432,485	10.8	467,714	432,581	8.1
Oakville	2,449,093	1,235,852	98.2	1,526,349	1,025,383	48.9
Durham Region	418,480	429,839	-2.6	403,476	427,390	-5.6
Ajax	--	461,688	n/a	530,972	497,212	6.8
Brock	--	--	n/a	--	--	n/a
Clarington	376,286	374,946	0.4	360,467	350,918	2.7
Oshawa	392,536	373,933	5.0	362,453	363,224	-0.2
Pickering	--	--	n/a	671,132	644,583	4.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	545,675	598,556	-8.8
Whitby	416,748	460,515	-9.5	389,319	453,548	-14.2
Remainder of Toronto CMA	453,707	351,515	29.1	426,536	347,917	22.6
Bradford West Gwillimbury	469,423	329,940	42.3	427,668	347,336	23.1
Town of Mono	--	516,673	n/a	594,553	488,419	21.7
New Tecumseth	--	295,107	n/a	343,759	293,255	17.2
Orangeville	--	356,942	n/a	371,260	356,004	4.3
Toronto CMA	763,384	574,257	32.9	668,312	590,640	13.2
Oshawa CMA	397,444	403,080	-1.4	370,167	392,424	-5.7
Greater Toronto Area (GTA)	720,627	563,008	28.0	650,716	578,110	12.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
July 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	725	35.5	1,325	1,491	1,892	70.0	323,762	11.3	333,252
	February	1,132	41.9	1,361	1,982	2,055	66.2	318,894	16.4	323,562
	March	1,516	29.6	1,378	2,741	2,107	65.4	330,906	14.9	325,334
	April	1,854	15.3	1,402	3,049	2,230	62.9	333,854	11.8	311,564
	May	1,713	-13.9	974	2,823	2,077	46.9	334,360	6.8	387,403
	June	1,633	-14.6	1,155	2,700	2,209	52.3	328,238	6.6	313,126
	July	1,159	-27.1	986	1,962	1,996	49.4	322,342	7.2	325,996
	August	1,130	-7.9	1,117	1,879	1,931	57.8	322,281	2.3	318,032
	September	1,084	-11.9	1,157	2,113	2,071	55.9	324,841	6.3	321,852
	October	1,056	-13.7	1,218	1,876	2,191	55.6	341,517	6.5	334,799
	November	953	1.8	1,264	1,668	2,191	57.7	325,150	3.5	333,082
	December	631	-10.4	1,249	777	2,109	59.2	325,031	4.3	325,631
2011	January	687	-5.2	1,243	1,699	2,088	59.5	329,640	1.8	333,461
	February	942	-16.8	1,174	1,887	2,005	58.6	337,797	5.9	329,173
	March	1,247	-17.7	1,147	2,704	2,094	54.8	347,642	5.1	343,112
	April	1,549	-16.5	1,114	2,832	2,068	53.9	352,029	5.4	350,051
	May	1,667	-2.7	1,113	2,831	2,039	54.6	353,046	5.6	349,277
	June	1,724	5.6	1,192	2,742	2,191	54.4	354,524	8.0	348,037
	July	1,337	15.4	1,188	2,266	2,335	50.9	342,925	6.4	351,556
	August									
	September									
	October									
	November									
	December									
	Q2 2010	5,200	-5.6		8,572			332,257	8.2	
	Q2 2011	4,940	-5.0		8,405			353,243	6.3	
	YTD 2010	9,732	1.3		16,748			328,679	9.6	
	YTD 2011	9,153	-5.9		16,961			347,611	5.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2011

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	107.2	114.4	508	6.1	71.6	987
	February	604	3.60	5.39	108.0	115.1	511	6.3	72.0	979
	March	631	3.60	5.85	108.4	115.3	514	6.2	72.3	965
	April	655	3.80	6.25	109.1	115.8	516	6.3	72.5	969
	May	639	3.70	5.99	109.3	116.4	522	6.1	73.2	977
	June	633	3.60	5.89	109.8	116.1	527	6.2	73.8	986
	July	627	3.50	5.79	109.8	117.2	527	6.5	73.9	988
	August	604	3.30	5.39	109.7	117.1	522	6.9	73.4	994
	September	604	3.30	5.39	109.7	117.3	518	7.2	73.0	1,002
	October	598	3.20	5.29	109.9	117.9	519	6.8	72.8	1,005
	November	607	3.35	5.44	111.7	118.1	519	6.8	72.7	999
	December	592	3.35	5.19	111.6	118.1	518	6.7	72.2	1,014
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.8	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.7	71.8	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.5	72.2	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.3	72.2	1,024
	May	616	3.70	5.59	112.3	121.0	524	5.9	72.0	1,018
	June	604	3.50	5.39	112.6	120.2	525	5.6	71.8	1,009
	July	604	3.50	5.39		120.4	523	5.3	71.2	1,002
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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